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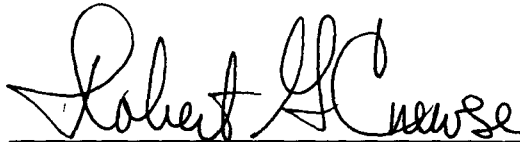
**PHASE I ENVIRONMENTAL ASSESSMENT
FRED DEVINE DIVING & SALVAGE, INC.
6211 N. ENSIGN STREET, SWAN ISLAND
PORTLAND, OREGON
ENV92-293**

Prepared For:

Fred Devine Diving & Salvage, Inc.
6211 N. Ensign Street, Swan Island
Portland, Oregon 97217

Prepared By:

MARINE & ENVIRONMENTAL TESTING, INC.

A handwritten signature in cursive script, reading "Robert G. Crewse", written over a horizontal line.

ROBERT G. CREWSE, CEI/REA
Manager, Environmental Services

July 17, 1992

4/30/93

EXECUTIVE SUMMARY

Marine & Environmental Testing, Inc. conducted a Phase 1 Environmental Site Assessment for 5.74 acres of property located on the northeast side of the Swan Island Lagoon, at 6211 N. Ensign Street in the Swan Island Industrial Park in Portland, Oregon. The site was evaluated for potential environmental risks associated with historical on-site and surrounding land uses and for possible contamination from hazardous materials and/or waste. During the on-site survey no obvious evidence of gross contamination from hazardous material or waste was detected.

The site was submerged land next to the Willamette River until it was filled with dredging spoils between the late 1930's and the 1980's. Fred Devine, the first occupant of the property, began construction in 1973. Two buildings are located on the site, a two story office building and a combined warehouse/workshop. Pacific Coast Environmental has been a tenant for approximately two years. Three underground storage tanks located on the site are out of service. Diesel fuel is stored in two above ground tanks. Paint, lubricants, and cleaning chemicals are stored in the warehouse. Fred Devine does not generate hazardous waste.

Searches of local, state, and federal regulatory files and lists failed to reveal any environmental concerns on the property. The businesses and other sites located within one-half mile of the property do not appear to pose a threat to the site from contamination from hazardous material and/or waste.

Based on the site investigation and historical records search, the general environmental condition of the site does not appear to pose a threat to human health or the environment. However, it is recommended that existing conditions on the property should be addressed as follows:

- Three underground storage tanks are no longer being used; therefore, according to federal, state, and local regulations, they should be removed.
- Upcoming above ground storage tank regulations may require modification or elimination of the current above ground diesel storage tanks.

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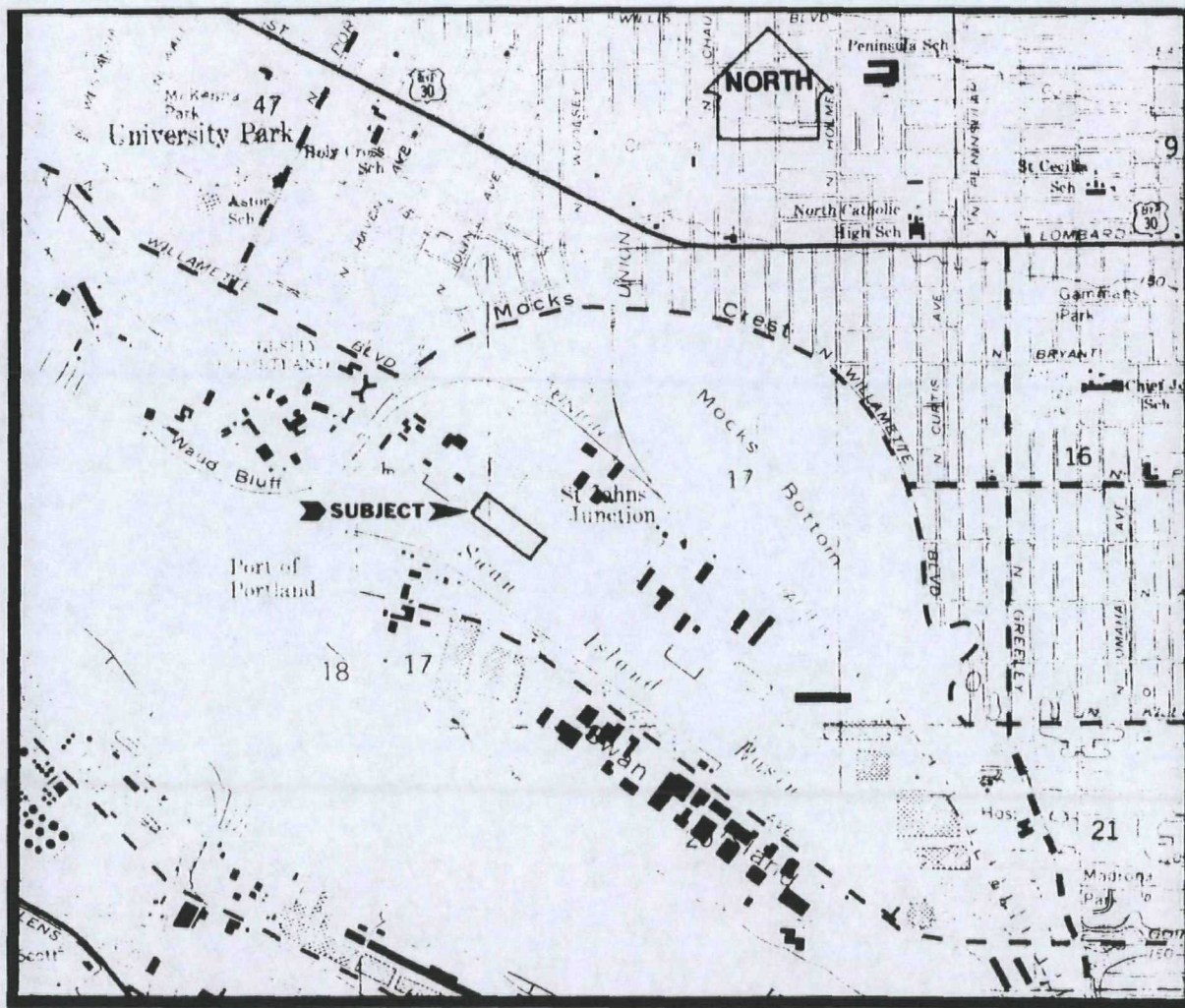
**PHASE I ENVIRONMENTAL ASSESSMENT
FRED DEVINE DIVING & SALVAGE, INC.
6211 N. ENSIGN STREET, SWAN ISLAND
PORTLAND, OREGON**

INTRODUCTION

Marine & Environmental Testing, Inc. (M&ET) was retained by Fred Devine Diving & Salvage, Inc. to conduct a Phase I Environmental Site Assessment (ESA) for 5.74 acres of property located at 6211 N. Ensign Street, Swan Island, Portland, Oregon, known as Fred Devine Diving & Salvage, Inc. (Devine Inc.). The purpose of a Phase 1 ESA is to identify the general environmental condition of the site and to evaluate the potential for the presence of contamination from hazardous material and/or waste. This ESA includes, but is not limited to, a Department of Environmental Quality (DEQ) file search and historical review; interviews with past and current owners, and a site inspection (Scope of Work - Appendix A). In the preparation of this assessment it was the goal of M&ET to make all appropriate inquiries into the past uses of this property to determine if hazardous materials were used there, and if those materials or other hazardous materials or waste have been disposed of on the site (See Appendix B).

SITE LOCATION AND DESCRIPTION

The facility serves as headquarters for Fred Devine Diving and Salvage, Inc., and for a tenant, Pacific Coast Environmental (PCE). The rectangularly shaped 5.74 acre site is located on the northeast shore of the Swan Island Lagoon at 6211 N. Ensign Street, Portland, Oregon, in the Port of Portland developed Mocks Landing Industrial Park (Figure 1). The site is accessed from Highway Interstate 5 by taking exit #303. Continue west on N. Going Street to the Swan Island area, turn right on North Basin Avenue to N. Ensign Street, turn left approximately two blocks to the end. The property is bordered on the northeast by a United Parcel Service facility, on the southeast by an office and helicopter landing pad for Lifeflight, on the southwest by the Swan Island Lagoon, and on the northwest by the U.S. Marine Corps/U.S. Navy Reserve Center (Figure 2). Two buildings are located on the site. A two story, wood framed, flat roofed office building is



USGS TOPOGRAPHICAL MAP 1961 PHOTOREVISED 1970 & 1977, PORTLAND QUAD.

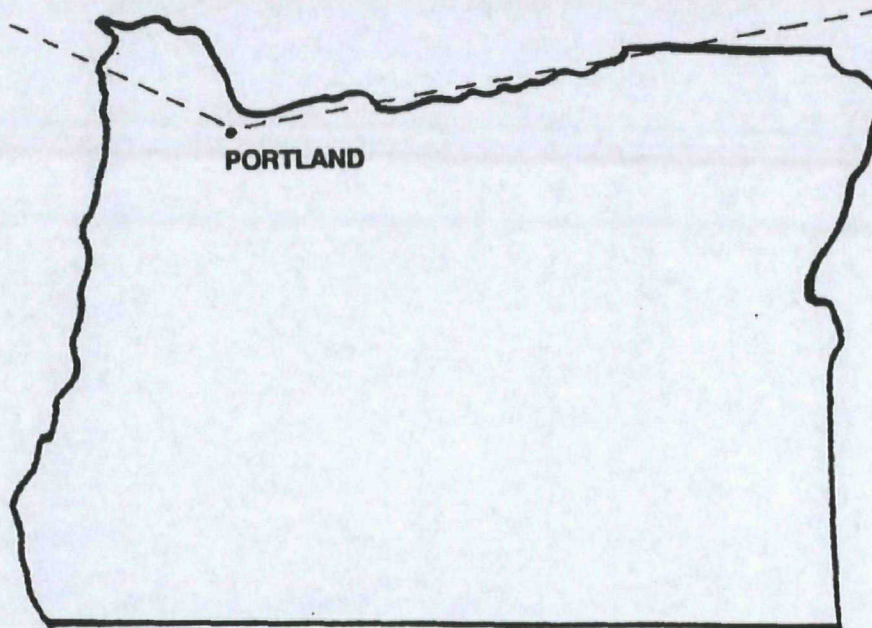


FIGURE 1 - REGIONAL LOCATION MAP

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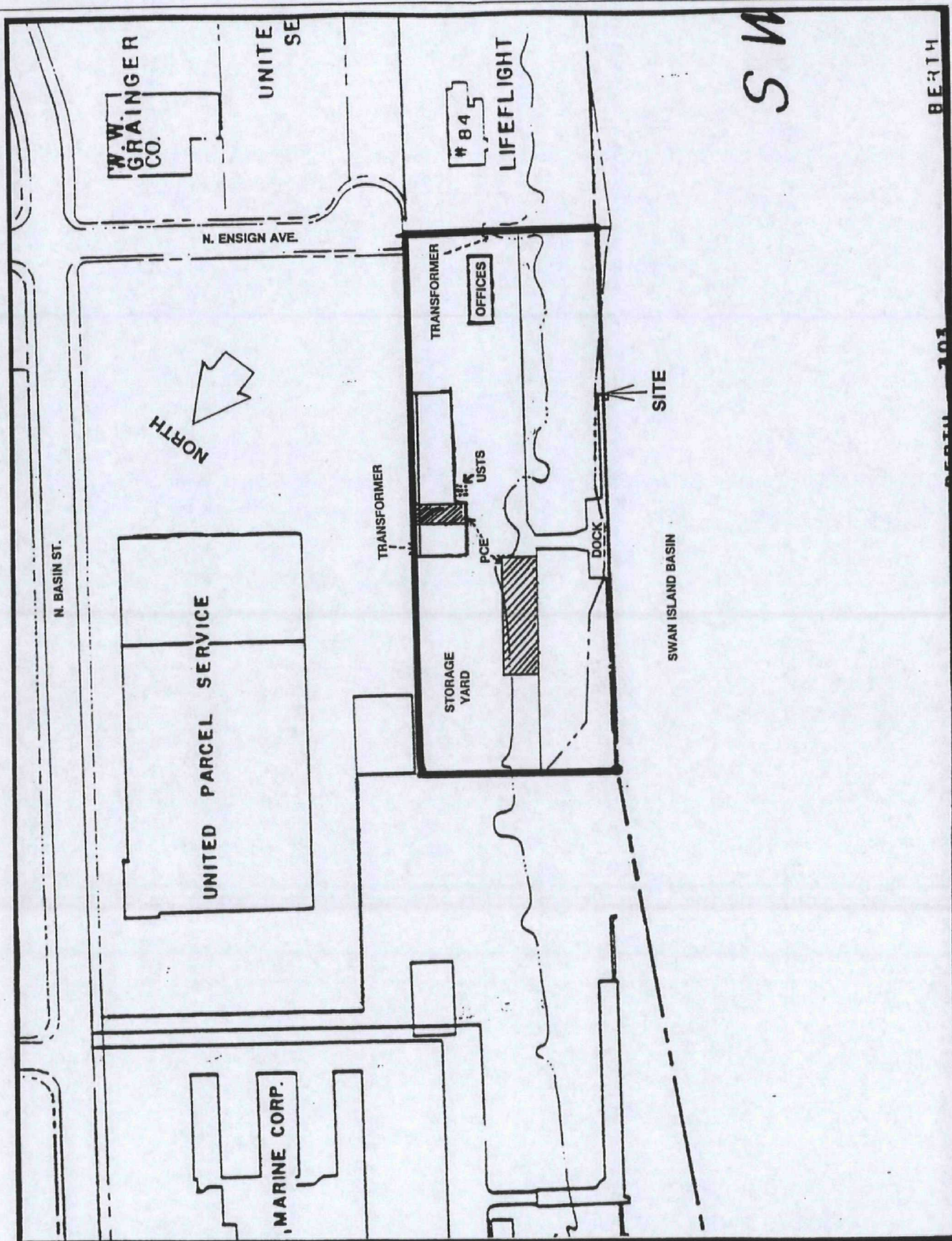


FIGURE 2 - SITE PLAN

NOT TO SCALE

located on the south end of the property. The combined warehouse/workshop is in a metal building centrally located on the northeast side of the property. The north end of the site is used for equipment storage. A "T" shaped dock extends from the property into the Swan Island Lagoon.

A plat map and a legal description of the property is in Appendix C.

PHYSICAL SETTING

The site, which is approximately 30 feet above sea level, is located on land that has been created by filling with dredging spoils from the Willamette River. Mocks Bottom, an old meander of the Willamette River, was cut off from the river by levees supporting railroad tracks and by the road fill connecting the Island to the mainland. Aerial photographs viewed at the Army Corps of Engineers and the Port of Portland indicate that filling of the area with dredging spoils began in the late 1930's (Aerial Photographs). The top soils are typically fine river bottom sand. Permeability is very rapid through the first 15 to 20 feet. In most areas clayey and sandy silts are present from 20 to 98 feet. Perched ground water is likely to be found in the area from December through April. The depth to ground water in the Swan Island area ranges from 10 to 20 feet and varies in response to the river level.

HISTORICAL REVIEW OF SITE AND VICINITY

Aerial photographs dating from 1936 through 1991 were reviewed at the Army Corps of Engineers map center in Portland, Oregon for vintage aerial photos of the site. Aerial photographs from those files from 1936, 1942, 1957 and 1972 are included as part of this report. A 1986 Bergman Photographic aerial photograph shows current land use for the site and the surrounding area. These photos were chosen because they best demonstrate changes in land use during the last fifty years. Other vintage aerial photographs were viewed at the Army Corps of Engineers mapping center and at the Port of Portland but not included in this report. The 1936 photo shows Swan Island as the Portland Airport and the site as submerged land. The 1942 oblique aerial photo shows a dredge in the Willamette River with spoils discharge piping running to the site.

Photographs from 1948, the year of the Vanport Flood, shows the site underwater again. The 1957 photograph shows the asphalt parking lot that was used by some of the almost 100,000 shipyard workers that were employed there during World War II. The 1972 photo was taken one year after the construction of the first phase of the UPS building and approximately one year prior to the construction of the Fred Devine office building. Fred Devine Diving and Salvage, the first occupant of the site, has been at this location since 1975. Portland Steam Navigation Co. has leased office and dock space on the site for approximately five years. They operate the stern wheel river excursion boat "Portland Rose" from the site. Pacific Coast Environmental, a company specializing in heavy-duty marine and industrial cleaning services, has been a tenant for approximately two years (Appendix D).

Construction of the Fred Devine complex began in 1973 with the two story office building, followed by the erection of the first phase of the warehouse in 1974-75. The second phase of the warehouse was added on in 1979.

ON-SITE SURVEY

A site survey was conducted by a Certified Environmental Inspector/Registered Environmental Site Assessor (CEI/REA) on July 7 and 14, 1992. During these visits to the site the existing environmental condition and the potential for contamination from hazardous material and/or waste was evaluated. Areas of possible concern were inspected, including the potential for the presence of hazardous chemicals used on site, storage of hazardous materials and hazardous waste, proper disposal of hazardous waste and other wastes, and the presence of asbestos, polychlorinated biphenyls (PCBs), and underground storage tanks (USTs).

Information regarding the site was supplied by Ms. Dixie Devine Stambaugh, Mr. Joe Stambaugh and Mr. Kerry Walsh from Fred Devine, Inc., and Mr. Don Strathern from PCE. The area was inspected for underground storage tanks. Three tanks were observed during this inspection. Two pad mounted electrical transformers are located on the site. Water and sewage service for the site is supplied by the City of Portland, Oregon. Most of the usable space on the site is paved with asphalt with the exception

of portions of the storage yard area located northwest of the warehouse. Several portable steel containers are used in the yard to store empty drums, hoses, ropes, and other salvage and diving equipment. Solvents, cleaners and other chemicals used in the operation of the business are stored inside the warehouse in closed containers. Diesel fuel for use on the site is currently stored in two above ground tanks near the northern corner of the site. According to Mr. Joe Stambaugh no more than 500 gallons of fuel is in either tank at any given time. The outfall from floor drains in the shop portion of the warehouse go to an oil/water separator before emptying to the sewer system. This separator is periodically cleaned by PCE.

PCE uses a space in the yard approximately 50 feet by 150 feet for tank and drum storage. These above ground portable tanks may be used on site for temporary overnight storage of material from underground storage tanks and waste wash water from tank cleaning operations, or offsite for waste collection. According to Mr. Don Strathern of PCE they do not store hazardous waste at the site. No obvious evidence of improperly disposed hazardous waste was observed on the site.

ASBESTOS

As a part of the on-site survey, the site was inspected for possible asbestos-containing materials (ACMs). There is no obvious evidence of any ACMs on the site.

POLYCHLORINATED BIPHENYLS

Ballasts, a device essential to the operation of fluorescent light fixtures, and electrical transformers contain an oil-based fluid used for cooling and insulating. For many years polychlorinated biphenyls (PCBs) were a major ingredient in this fluid. Evidence from EPA-approved testing indicates that PCBs may be carcinogenic (cancer-causing) and may cause adverse reproductive effects in animals and humans. The manufacture of PCBs was discontinued in the United States in 1976; however, products already manufactured with PCBs in closed systems, including transformers and fluorescent light ballasts, were allowed to be sold until 1979. In order to distinguish between older fluorescent light ballasts that contain PCBs and newer ones that do not,

regulations now require the ballast manufacturer to place a notification on the label of non-PCB ballasts that says "CONTAINS NO PCBS" or "NO PCBS". Older ballasts containing PCBs manufactured prior to the ban will not have this notification on the label. The majority of the interior lighting on the site is from fluorescent light fixtures. Based on the age of the building many of the ballasts may contain small quantities of PCBs; however, these will probably be replaced and disposed of with non-PCB ballasts by an electrician as needed.

Two pad mounted electrical transformers are located on the site (Figure 2 & Site Photographs). A sticker on the outside of these transformers identifies the contents as PCB free. In accordance with the regulations PGE treats all of their transformers as if they were PCB contaminated, that is, containing between 50 and 500 parts per million (ppm) PCBs. PGE accepts full responsibility for their equipment. In the event that oil leaks from one of their transformers, PGE will test the spill for PCB content and clean it according to regulations based on the degree of contamination. No other potential sources of PCBs were observed on the site.

UNDERGROUND STORAGE TANKS

The name and address of the site appears on the DEQ's list of registered underground storage tanks (USTs)(Table 2). The site was physically inspected for obvious evidence of USTs, three were found. All three USTs are located on the southwest side of the warehouse/shop (Site Photographs). Two 2,000 gallon USTs were installed in 1975 when the first phase of the warehouse was constructed. One was for leaded gasoline and the other was for unleaded gasoline. An additional 4,000 gallon UST for unleaded gasoline was installed next to the existing 2,000 gallon tank in 1979. Copies of the permits for the USTs are in Appendix E. Use of these USTs was discontinued approximately one and one-half years ago.

REGULATORY AGENCY FILE SEARCH

As a part of the Phase 1 ESA, current regulatory agency files at the DEQ were reviewed. Neither the name nor the address of the site appeared on the following lists:

- Environmental Cleanup Division Site Information System as of June 15, 1992.
- Oregon Hazardous Waste Handlers notifying as fully regulated generators as of July 12, 1992.
- Oregon Hazardous Waste Handlers notifying as small quantity generators as of July 12, 1992.
- Underground Storage Tanks Registered in Oregon as of June 17, 1992.
- The Underground Storage Tank Cleanup List as of July 2, 1992.
- The U.S. EPA Superfund (CERCLIS), as of June 1, 1992.
- The DEQ Confirmed Release List as of February 11, 1992.

Other than the Registered UST Listing the name or the address of the site does not appear on any of the regulatory lists obtained from the State of Oregon DEQ or the U.S. EPA.

OFF-SITE SURVEY

The current regulatory agency files were also reviewed for sites that are located within one-half mile of the property that may pose an environmental risk to the site. During the off-site survey and the file search and review for the property, information regarding addresses within one-half mile of the site were examined. The results of that survey, file search and review follows.

ENVIRONMENTAL CLEANUP DIVISION

Currently there are four sites in the vicinity of the subject property on the Environmental Cleanup Division (ECD) Site Information System listing. Sites can be placed on this listing based on unconfirmed information. The following disclaimer appears on the listing, "Appearance in this report neither confirms nor denies the release of a hazardous substance at the facility; nor does it indicate whether the facility is contaminated or cleanup is necessary, currently underway or completed."

TABLE 1
ENVIRONMENTAL CLEANUP DIVISION SITES

NAME	LOCATION	I.D.#
Cenex - Island Holdings, Inc.	5885 N. Basin Avenue	260
Crosby & Overton	Building #9, Swan Island	877
Freightliner Corp.	5400 N. Basin Avenue	115
Port of Portland	Ship Repair Yard, Swan Island	271

The sites on this listing do not pose an environmental threat to the subject property because of their distance from the subject property.

OFF-SITE UNDERGROUND STORAGE TANKS

During the off-site survey it was determined that there are several facilities within approximately one-half mile of the site that have USTs registered with the State of Oregon.

TABLE 2
REGISTERED USTs WITHIN ONE-HALF MILE OF THE SITE

NAME	ADDRESS	ACTIVE	DECOMM'D
Crosby & Overton	5420 N Lagoon	0	1
Cummins Northwest	4711 N Basin	0	3
Dallas & Mavis	6220 N Basin	0	2
DSU - Peterbilt	4810 N Basin	4	0
DSU - Peterbilt	5555 N Lagoon	4	1
FRED DEVINE D & S	6211 N Basin	3	0
Fred Meyer	3140 N Basin	0	2
Freightliner Corp	4747 N Channel	1	0
H N F Properties	5300 N Channel	0	1
Island Holdings	5617 N Basin	1	0
Island Holdings	5885 N Basin	1	0
Lynden Farms	6135 N Basin	0	2
Metrofueling	5000 N Basin	4	0
Ness & Co.	6645 N Basin	0	3
Northwest Testing	5405 N Lagoon	0	1
NW Transport	6100 N Basin	3	0
P I E Nationwide	5550 N Basin	0	8
Pacific Detroit	5061 N Lagoon	0	2
Pacific Detroit	5940 N Lagoon	0	4
Portland Ship Repair	5555 N Channel	0	2
Portland Ship Repair	5555 N Channel	3	9

Portland Unloading	Swan Island	0	2
Roadway Express	5820 N Basin	3	10
Roadway Package	6447 N Cutter Circle	1	0
SDS Co.	6712 N Cutter Circle	4	0
Sears, Roebuck	5230 N Basin	0	3
Fred Meyer	5000 N Basin	2	0
Milne Truck Lines	5949 N Basin	0	1
Tyler-Dawson	5051 N Lagoon	0	6
United Parcel Service	6707 N Basin	6	0
U S Navy	6735 N Basin	5	0
USCG Marine Safety	6767 N Basin	3	0
Western Mack	5411 N Lagoon	0	1
Western Paper	6000 N Cutter Circle	0	2

Only USTs governed by state and federal regulations are required to be registered with the State of Oregon DEQ. This does not include tanks containing heating oil for consumption on the site they are located, or non-commercial farm gasoline or diesel tanks of 1,100 gallons or less capacity.

OFF-SITE UST CLEANUP SITES

Locations of leaking underground storage tanks reported to the DEQ are placed on the UST Cleanup List. This list was checked for sites within one-half mile of the site.

TABLE 3
UST CLEANUP SITES WITHIN ONE-HALF MILE OF THE SITE

NAME	ADDRESS	CLEANUP START	END DATE
Western Paper	6000 N Cutter Circle	-	-
Roadway Express	5820 N Basin	6-30-1988	7-1-1988
P I E Nationwide	5550 N Basin	4-18-1989	-
Pacific Detroit	5940 N Basin	5-26-1989	6-8-1989
Oregon Freightways	5949 N Basin	7-27-1989	8-1-1990
Portland Ship Repair	5555 N Channel	-	-
Cummins Northwest	4711 N Basin	10-19-1989	11-1-1989
Tyler-Dawson Supply	5051 N Lagoon	-	-
Dallas & Mavis	6220 N Basin	-	-
Pacific Detroit	5061 N Lagoon	-	-
Automatic Vending	5001 N Lagoon	-	-
United Parcel Service	6707 N Basin *	-	-

Because of their distance from the site most of these UST cleanup sites do not present an environmental threat to the subject property. * However, United Parcel Service, which is adjacent to the site recently had four USTs removed with the potential for the removal of two 10,000 gallon diesel USTs being removed in the near future. Beginning in April of 1992, two 10,000 gallon gasoline USTs, one 1,000 gallon waste oil UST and one 1,000 gallon bulk fresh oil UST were removed from the site by PEMCO. Small amounts of contamination were removed from the location of the waste oil and the bulk oil USTs. No contamination was found around the two gasoline USTs. The ground water was not impacted in any of the excavations. PEMCO is currently installing a UST

system for UPS. The final reports have not been submitted; however, according to Ms. Beth Brady at the DEQ, the problems appear to be resolved.

OFF-SITE HAZARDOUS WASTE HANDLERS/GENERATORS

Businesses in the State of Oregon that generate and/or transport hazardous waste are required to apply for an Environmental Protection Agency Identification Number (EPA I.D. #). The names and EPA I.D. #s of these businesses appear on one of two lists of hazardous waste handlers issued by the DEQ: (1) Fully Regulated Generators that generate more than 2200 pounds of hazardous waste in one month; (2) Small Quantity Generators that generate between 220 and 2200 pounds of hazardous waste in one month. These lists were searched for businesses located within one mile of the site.

TABLE 4
OREGON HAZARDOUS WASTE HANDLERS/GENERATORS

NAME	ADDRESS	FR/SQ*	EPA ID#
Dallas & Mavis	6220 N. Basin	FR	ORD027718030
Freightliner Corp.	6936 N. Fathom	FR	ORD000602110
Northwest Marine	6000 N. Channel	FR	ORD980665368
Norvac Services	5555 N. Channel	FR	ORD980984579
PIE Trucking	5550 N. Basin	FR	ORD009826298
U S Coast Guard	6767 N. Basin	FR	OR9690330775
Automatic Vending	5001 N. Lagoon	SQ	ORD987193729
Boise Cascade	4435 N. Channel	SQ	ORD981767841
Cascade General	5555 N. Channel	SQ	ORD180761934
Chempro	5420 N. Lagoon	SQ	ORD070730395
Cummins Northwest	4711 N. Basin	SQ	ORD987190782
DSU Peterbilt	5555 N. Lagoon	SQ	ORD103014437
Milne Truck Lines	5949 N. Basin	SQ	ORD135530822

Northwest Testing	5404 N. Lagoon	SQ	ORD987187739
Pacific Detroit	5940 N. Basin	SQ	ORD981763865
Pacific Detroit	5061 N. Lagoon	SQ	ORD059403154
Tri-West Supply	6650 N. Basin	SQ	ORD030793731
United Parcel Service	6707 N. Basin	SQ	ORD002774594
West State Inc.	5555 N. Channel	SQ	ORD173269788

*FR = Fully Regulated Generator - over 2,000 lbs. per month.

SQ = Small Quantity Generator - between 200 and 2,000 lbs. per month.

OFF-SITE CERCLIS

The U.S. EPA Superfund Program List (CERCLIS) contains the names of sites that have potential environmental problems. The CERCLIS for Oregon was searched for sites located within one mile of the site. The following four sites were found.

Crosby & Overton, Building 9, Swan Island*: A Preliminary Assessment was completed by the EPA on June 6, 1984. According to the available records the facility was closed in 1980. The reference was made to a PCB spill that occurred offsite in 1984. A site assessment by the DEQ recommends no further action at the Building 9 site.

Mocks Bottom, North of Swan Island, City of Portland*: A small landfill in the Mocks Bottom area was used by the City of Portland to dispose of street demolition wastes such as pieces of concrete, sod, soil, and no hazardous waste. A Preliminary Assessment completed by the EPA in 1988 recommended no further action.

Port Of Portland Ship Repair Yard*: The Port operates the dry dock facilities under a NPDES permit for treating and discharging oily ballast water. The violation was for inadequate cleaning of the dry docks prior to submerging, which allowed heavy metals in sandblast material and oil and grease to be discharged into the Willamette River. A Preliminary Assessment completed by the DEQ on September 12, 1990 recommended no further action.

Coast Guard Marine Safety Station, 6767 N. Basin St.: A large quantity of old lead/acid batteries were stored on site. An EPA Preliminary Assessment completed on May 8, 1992 determined that the batteries had been removed from the site and no further action was recommended.

* - File in Appendix F.

WATER WELLS

The U.S. Geological Survey Open File Report 90-126, Ground-water Data for the Portland Basin, Oregon and Washington, was reviewed for water wells in close proximity to the site. Three industrial water wells are located in the Swan Island Area. In June 1988 a well was drilled to a depth of 172 feet at Lynden Farms at 6135 N. Basin. Static water level was at 23 feet; however, water bearing zones occurred at 156 and 170 feet. This the closest well to the site.

CONCLUSIONS

The 5.74 acre property located on the northeast side of the Swan Island Lagoon, at 6211 N. Ensign Street in the Swan Island Industrial Park in Portland, Oregon. The site was evaluated for potential environmental risks associated with historical on-site and surrounding land uses and for possible contamination from hazardous materials and/or waste. During the on-site survey no obvious evidence of gross contamination from hazardous material or waste was detected.

The site was submerged land next to the Willamette River until it was filled with dredging spoils between the late 1930's and the 1980's. Fred Devine, the first occupant of the property, began construction in 1973. Two buildings are located on the site, a two story office building and a combined warehouse/workshop. Pacific Coast Environmental has been a tenant for approximately two years. Three underground storage tanks located on the site are out of service. Diesel fuel is stored in two above ground tanks. Paint, lubricants, and cleaning chemicals are stored in the warehouse. Fred Devine does not generate hazardous waste.

Searches of local, state, and federal regulatory files and lists failed to reveal any environmental concerns on the property. The businesses and other sites located within one-half mile of the property do not appear to pose a threat to the site from contamination from hazardous material and/or waste.

RECOMMENDATIONS

Based on the site investigation and historical records search, the general environmental condition of the site does not appear to pose a threat to human health or the environment. However, it is recommended that existing conditions on the property should be addressed as follows:

- Three underground storage tanks are no longer being used; therefore, according to federal, state, and local regulations, they should be removed.
- Upcoming above ground storage tank regulations may require modification or elimination of the current above ground diesel storage tanks.

DISCLAIMER

The intent of this study was to establish an environmental baseline relative to the present conditions occurring at the site; to identify areas where gross chemical contamination may have occurred on the site; and to identify any contamination that has occurred on adjacent properties which could adversely affect the property in question. It must be recognized that this assessment was prefatory in nature and, as a consequence, it is possible that contamination was present at the site even though no contamination was discovered during the investigation. A more extensive assessment would be required to quantitatively define the presence or absence of specific contamination at the site.

Information has been gathered from past and present owners of the subject property in addition to several state, city, and local governmental agencies during this assessment. Marine & Environmental Testing, Inc. has reported this information as supplied to them by the owner and these agencies, and accepts no liability as to its accuracy.

This assessment was conducted expressly for Fred Devine Diving & Salvage, Inc.. The use of the information provided in this report with respect to the disposition of said property is the sole responsibility of Fred Devine Diving & Salvage, Inc. and/or his designees.

M&ET appreciates the opportunity to have assisted Fred Devine Diving & Salvage, Inc. in this environmental site assessment. If there are any questions concerning this report, or if we may be of further service, please contact us.

REFERENCES

Stambaugh, Dixie Devine, Fred Devine Corporate Secretary, Portland, Oregon, June, July, 1992, Personal communication.

Stambaugh, Joseph, Fred Devine Warehouse Supervisor, Portland, Oregon, June, July, 1992, personal communication.

Walsh, Kerry, Fred Devine Marketing Manager, Portland, Oregon, July, 1992 personal communication.

Strathern, Don, PCE CEO, Portland, Oregon, June, July, 1992, personal conversation.

Army Corps of Engineers, Aerial Photograph Section, staff personnel, Portland, Oregon, June 23, 1992, personal communication.

Bergman Photographic Studios, staff personnel, Portland, Oregon, June 22, 1992, personal communication.

Multnomah County Court House, Assessors office, staff personnel, Portland, Oregon, June 23, 1992, personal communication.

Department of Environmental Quality, staff personnel, Portland, Oregon, June, July, 1992, personal communication.

Environmental Protection Agency, staff personal, Region 10, Seattle, Washington, July 15, 1992, telephone conversation.

U.S. Department of Agriculture Soil Conservation Service, Soil Survey of Multnomah County, Oregon, issued August 1983.

APPENDIX A

SCOPE OF WORK

June 16, 1992

Ms. Dixie Devine Stambaugh
Fred Devine Diving & Salvage, Inc.
6211 N. Ensign, Swan Island
Portland, Oregon 97217

Re: Phase I Environmental Site Assessment for 6211 N. Ensign, Swan Island, Portland, Oregon.

Dear Ms. Stambaugh:

The following scope of work is proposed for conducting a Phase I Environmental Site Assessment for 5.74 acres of property located at 6211 N. Ensign on Swan Island in Portland, Oregon known as Fred Devine Diving & Salvage, Inc.

The purpose of a Phase I Environmental Site Assessment (ESA) is to identify the general environmental condition of the site, and the potential of liability for cleanup of possible site contamination. The ESA includes, but is not limited to, a file and historical review; interviews with current and past occupants, and a site inspection. The following tasks show the level of effort of the study.

Task 1 - Historical Review

Former occupants of the site will be identified and (if possible) contacted to establish a comprehensive site history including past land use. A file search will be conducted to determine whether there are documented environmental problems regarding the site. The sources of information include, but are not limited to, State and Federal regulatory agency files (regional files, hazardous waste generator lists, underground storage tank list, and inventory of hazardous waste sites), CERCLIS, fire department records, building permits, Sanborn Fire Insurance maps, and insurance records (when available). Aerial photographs from the Army Corps of Engineers, regional historical societies, or other sources will also be reviewed to establish a 50-year site history.

Task 2 - Off-Site Review

An investigation will be conducted to determine the possible locations of nearby hazardous waste facilities, uncontrolled waste sites, and other nearby sites which may pose an environmental risk to the project site. The sources of information include, but are not limited to State regulatory agency files, inventory of suspected hazardous waste sites, CERCLIS, interviews with property owners and aerial photographs.

Task 3 - Review Groundwater, Surface Water, and Existing Soil Information

Well logs from United States geological survey records for wells located on and/or near the site will be examined. The State Water Resources Department records will also be researched to determine whether surface and/or groundwater data is available. City and/or county planning and zoning maps will be examined to determine the possible environmental constraints (e.g. flooding) affecting the site. Other agencies will be contacted as appropriate.

Task 4 - Site Survey

A Registered Environmental Assessor will conduct an on-site inspection to determine whether hazardous materials/wastes are present or have been used or disposed of on the site. Emphasis will be given to the following: light ballasts, transformers and other electrical equipment containing PCBs; sumps, cisterns, drains, underground and above ground storage tanks, the potential for soil or ground water contamination and asbestos containing materials, and the presence of wetlands. A magnetometer survey will be conducted to determine the potential for the presence of underground storage tanks.

Task 5 - Written Report

The final product of the ESA is a written report documenting the findings of Tasks 1 through 4. The potential environmental concerns related to the property will be discussed. Recommendations (if required) for further study or testing will be provided.

The cost for completing a Phase I Environmental Site Assessment on the site is \$. A verbal report explaining possible contamination or other environmental concerns will be submitted as soon as it becomes evident. The written report for the project will be completed within two weeks from the time a contract is signed by both Marine & Environmental Testing, Inc. and Fred Devine Diving & Salvage, Inc. If you have any questions regarding the cost estimate or scope of work, please contact me at (503) 282-6920.

Respectfully,

MARINE & ENVIRONMENTAL TESTING, INC.

Robert G. Crewse, CEI/REA
Manager, Environmental Services

APPENDIX B

CERCLA and SARA

WHY IS AN ENVIRONMENTAL ASSESSMENT NECESSARY?

There is increasing concern nationwide that properties involved in real estate transactions might contain unknown environmental problems that could present major liabilities to property owners, sellers, buyers, brokers, landlords, tenants, lenders, investors and contractors.

When Occidental Petroleum Corporation purchased Hooker Chemical Company in 1968 they also acquired the problems related to past hazardous waste practices and the subsequent liabilities associated with Love Canal. By 1978 large quantities of long buried industrial chemicals began seeping into the surrounding environment and into the homes of residents of the Love Canal neighborhood. As a result of this and similar discoveries, the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA") was enacted in 1980 to provide for the cleanup of problems caused by the release of hazardous substances into the environment. CERCLA created a fund, known as Superfund, to pay for cleanup operations at locations of releases of hazardous substances. The Environmental Protection Agency (EPA) was given the authority under CERCLA to respond to these releases. CERCLA also established a system to impose liability for the recovery of response costs on a large range of "potentially responsible parties" (PRPs). The parties who may be liable include:

1. the current owner or operator of the site;
2. the owner or operator of the site at the time the hazardous substance was disposed of;
3. persons who arranged for disposal or treatment of hazardous substances at the site;
4. persons who transported hazardous substances, if they chose the disposal site.

CERCLA provided that any person who was deemed a "potentially responsible party" was liable for all of the response costs, with little defense. The responsible party could avoid liability only by establishing that the release was caused by either:

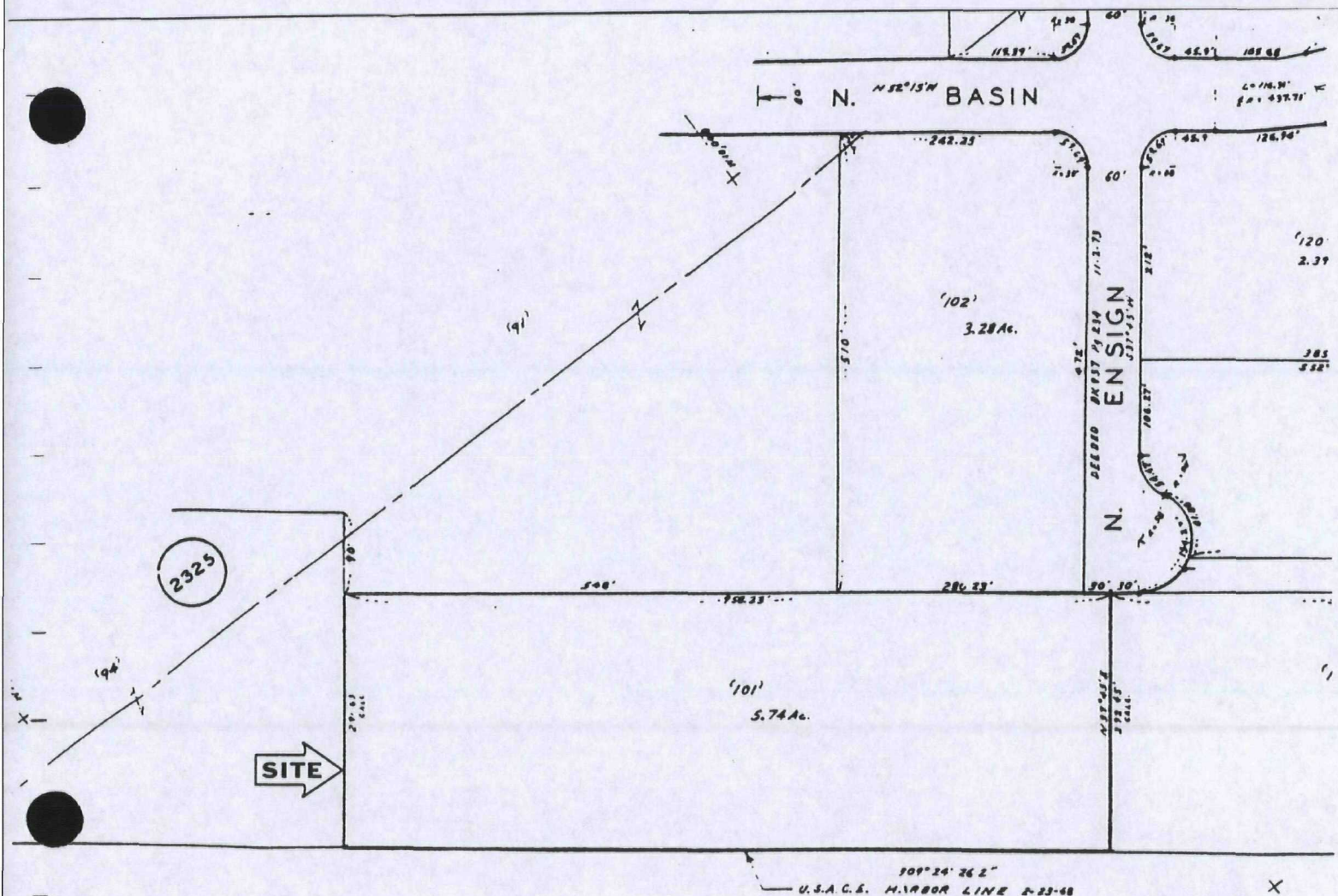
1. an act of GOD;
2. an act of war; or
3. an act or omission of a third party other than an employee.

The Superfund Amendments and Reauthorization Act of 1986 ("SARA") attempted to limit the liability on owners of property contaminated by prior uses by changing some of the language in CERCLA relating to definitions and the third party defense. An "Innocent Landowners Defense" may be created by establishing that the property was acquired after the disposal of hazardous substances on the facility, and that the person acquiring the property did not know, and had no reason to know, that any hazardous substance was released on the facility. "To establish that the owner had no reason to know, the owner must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability." Even before SARA made the Innocent Landowners Defense possible, purchasers and lenders had begun the development of environmental due diligence. The current process, which is known by many names such as: environmental assessment, environmental property assessment, etc., has evolved from these earlier efforts.

Because of the potential liabilities most lending institutions are requiring purchasers of real property to conduct an environmental assessment before the loan is granted. However, there are some definite advantages for the seller to conduct an assessment prior to placing the property on the market. Establishing the present condition of the property may create greater market interest and insure a higher price if it is determined to be free of environmental concerns. The seller would avoid the discovery of environmental contamination from an assessment conducted by a purchaser that could reduce the value of the property or postpone closing the transaction until after clean-up procedures could be completed.

APPENDIX C

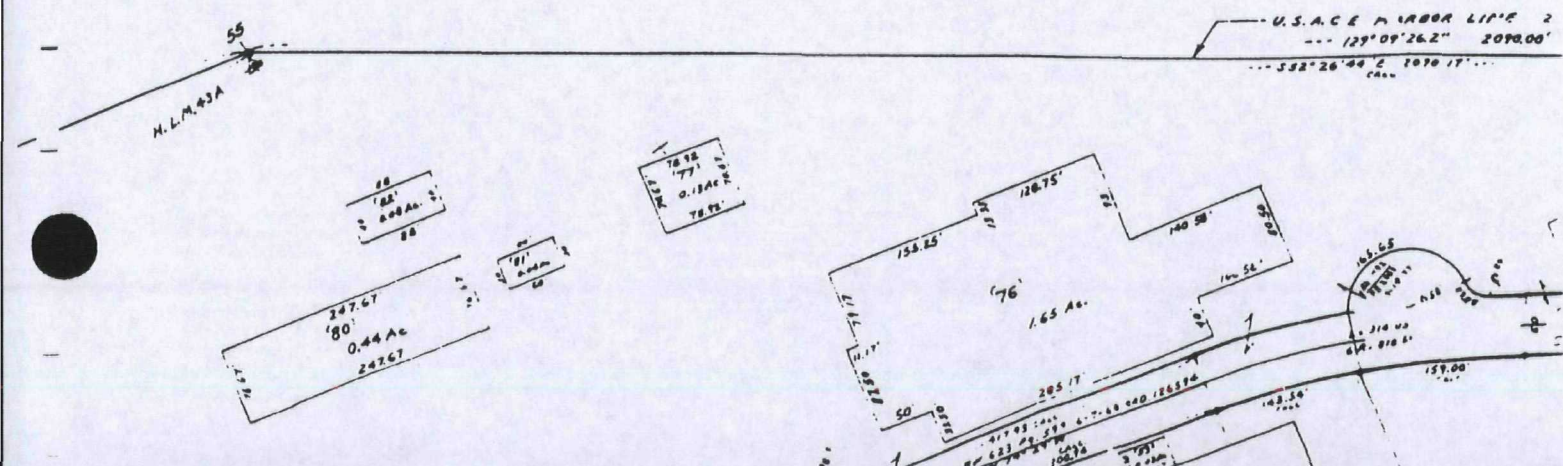
PLAT MAP - LEGAL DESCRIPTION



SWAN

ISLAND

BASIN



404071

COPY

WARRANTY DEED

BOOK 949 PAGE 842

THE PORT OF PORTLAND, a municipal corporation of the State of Oregon, Grantor, conveys to FRED DEVINE DIVING & SALVAGE, INC., Grantee, the following real property, situated in Section 17, Township 1 North, Range 1 East, of the Willamette Meridian in the County of Multnomah, State of Oregon, bounded and described as follows:

Beginning at the Terminus of N. Basin Avenue as dedicated and accepted by the City of Portland by ordinance No. 118402; thence S. 52° 15' E., 401.10 feet along the centerline of N. Basin Avenue; to the intersection of N. Basin Avenue and N. Ensign Avenue; thence S. 37° 45' W., 550.00 feet to the true point of beginning; thence N. 52° 15' W., 858.23 feet; thence S. 37° 45' W., 183.00 feet, more or less, to the mean low water line of Swan Island Lagoon; thence southeasterly along the mean low water line of Swan Island Lagoon as follows: S. 17° 00' E. 83.00 feet; S. 50° 40' E. 171.00 feet; S. 24° 15' E. 54.00 feet; S. 45° 45' E. 80.00 feet; S. 80° 50' E. 85.00 feet; S. 49° 00' E. 162.00 feet; S. 46° 35' E. 220.00 feet; and S. 35° 45' 35" E. 40.03 feet; thence leaving said mean low water line N. 37° 45' E. 314.00 feet, more or less, to the true point of beginning.

The following covenants and restrictions shall apply to and run with the land:

1. The Grantor has established the following covenants and restrictions in order to insure proper use and appropriate development and improvement in an orderly and harmonious manner, and to provide a general plan or scheme of development for the Swan Island Industrial Park, which term is understood to mean all that real property now owned or controlled by The Port of Portland situated in what is commonly known as Swan Island Industrial Park in Sections 16, 17, 18, 20 and 21, Township 1 North, Range 1 East, of the Willamette Meridian in the City of Portland, County of Multnomah, State of Oregon. The Grantor does not represent that the covenants and restrictions will be applied as to any other properties in the Industrial Park.

2. The covenants and restrictions herein shall remain in force for a period of fifty (50) years from the date hereof and may be enforced by the Grantor, its successors or assigns, either by action at law or suit in equity. The Grantor reserves the right to waive any of these covenants and restrictions. The Grantor shall not be responsible or liable to the Grantee or any third parties for enforcement of or for failure to enforce these covenants and restrictions. Invalidity of any of these covenants shall in no way affect any of the other provisions, which shall remain in full force and effect.

3. The Grantee covenants and agrees to include all the covenants and restrictions contained in this deed in any sale, lease, or other arrangement which changes ownership, control or use of all or part of the said real property subsequent to its purchase by the Grantee herein, including the requirements that any subsequent owners, controllers or users so restrict their successors in interest.

Recorded by
Pioneer National
Title Insurance Company

4. It is distinctly covenanted and agreed between the parties hereto that all of the covenants, restrictions, and agreements hereinafter expressed shall be held to run with and bind the land hereby conveyed, and all subsequent owners and occupants thereof.

5. The buildings erected on the within described real property and the uses to which said property is put shall comply with the laws, statutes, regulations, ordinances, and rulings of the State of Oregon and the governing agencies having jurisdiction over the said property and its use.

6. No noxious or offensive trade, business, or activity shall be conducted on said real property, nor shall anything be done thereon which may be or become a nuisance to the Swan Island Industrial Park.

7. No trade, business, or activity shall be conducted on said real property which produces an unreasonable noise, and in no event shall any such trade, business, or activity produce or cause to be produced noise which exceeds the following intensity in relation to sound frequency as measured at any point in the perimeter of the above described property:

Octave Band Frequency in Cycles Per Second	Maximum Permitted Sound Level In Decibels
20 to 75	74
75 to 150	66
150 to 300	59
300 to 600	55
600 to 1200	53
1200 to 2400	53
2400 to 4800	52
4800 to above	51

Noise making devices which are maintained and utilized solely to serve as warning devices are excluded and noise created by highway vehicles, trains or aircraft is excluded.

3. No trade, business, or activity shall be conducted on said real property which produces offensive odors, dust, fumes, smoke, or other air pollutants, readily detectible at any point on the property line, and in no event shall any such trade, business, or activity produce or cause to be produced (a) smoke of a density greater than No. 1 on the Ringlemann Smoke Chart as published by the U.S. Bureau of Mines, except that a smoke of a density not greater than No. 2 of said Ringlemann's Smoke Chart may be emitted for not more than three minutes in any hour, or (b) stack particulate discharge of total particulate matter measured at all stacks in excess of 30 grams per hour for each acre of land in the above described premises. No open burning shall be permitted.

14333

STATE OF OREGON

Multnomah County

DEED

I, JOHN D. RICE, Director, Department of Administration Services, do hereby certify that the within instrument was received for record and recorded in the office of said County.



1973 SEP 17 PM 3 36

949 PAGE 849

BOOK

949

842

Witness my hand and seal of office affixed.

JOHN D. RICE, Director
Department of Administration
Services

[Signature]

Deputy.

Rec-17

[Signature]

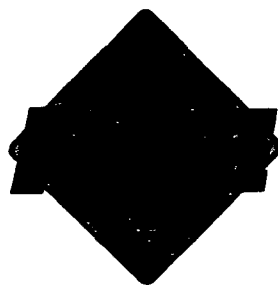
Fred Devino Diving & Salvage, Inc.
3405 N.E. 82nd Avenue
Portland, Oregon 97220

Attn: J.W. Shisoh

1400

APPENDIX D

PCE



PACIFIC COAST ENVIRONMENTAL INC.

A Full Line Of Environmental Services & Products

WASTE DISPOSAL AND TRANSPORTATION SERVICES

PACIFIC COAST ENVIRONMENTAL is fully licensed, permitted and insured for local and interstate waste hauling. We maintain a fleet of vacuum trucks and tractor/trailer rigs for waste transportation and disposal in Oregon and all Western States.

PCE provides complete services with trained crews for any hazardous or toxic waste removal. PCE pumps waste fluids, including fuel oils, chemicals and a variety of residues. We also package and ship liquid and solid waste materials in DOT-approved drums and containers.

PCE's services and supplies include:

- HANDLING OF ANY MATERIAL, including hazardous, toxic and radioactive substances.
- FAST RESPONSE, INCLUDING 24-HOUR 7 DAYS A WEEK CAPABILITY.
- SPILL RESPONSE TEAM, fully trained and certified.
- SAFETY OFFICER on site for all hazardous situations.
- Full assortment of absorbents, drums, and packaging materials.
- Cleaning of all tanks and waste storage containers.
- Interstate transportation to any approved disposal facility.
- Complete manifest capability for hazardous waste.

PCE's customers include:

- Marine industry
- Manufacturing companies
- Oil and chemical companies
- Pulp and paper industry
- Public agencies
- Licensed commercial waste generators

PCE is licensed and fully permitted to do the job.

- Federal EPA #ORD987166352 and Oregon PUC # 35515
- LICENSED TRUCK BROKER for interstate hauling, ICC #MC-228272
- PUC-licensed intrastate hauler # MF 5181
- ICC-licensed interstate hauler # MC-221824(C)
- HAZARDOUS WASTE TRANSPORT AUTHORITY, OREGON # 91OR0307

SERVICES ARE AVAILABLE ROUTINELY IN OREGON, WASHINGTON AND IDAHO. We also pick up and ship materials in California, Nevada and Utah. Hazardous and toxic materials can be shipped to points beyond these six states to other licensed disposal facilities in the Western and Central United States.

FOR QUOTATIONS, CLIENT REFERENCES AND COPIES OF ALL CERTIFICATIONS AND INSURANCE, PLEASE CONTACT JERRY HOLT, DIRECTOR OF TRANSPORTATION SERVICES.

"Full Service and Fast Response with Safety"



PACIFIC COAST ENVIRONMENTAL INC.

A Full Line Of Environmental Services & Products

INDUSTRIAL SERVICES

PACIFIC COAST ENVIRONMENTAL is licensed, permitted and insured for a full line of industrial cleaning and waste removal services. PCE supplies a full complement of pressure washers, vacuum trucks, dry vac's and hydroblasters for all industrial cleaning needs, including removal and disposal of hazardous and toxic materials.

PCE provides its own trained crews and equipment for any Industrial application, including:

- o Pressure Washing Tanks and Sumps:
 - Fuel Oil
 - Black, Green and White Liquor
 - Caustics and Acids
 - Gasoline
- o Boiler Jetting
- o Chemical Cleaning
- o Pipeline Cleaning
- o Solid/Hazardous Waste Drumming/Packaging
- o Emergency Spill Response
- o Transporting Hazardous/Toxic Waste To Approved Sites

PCE services include these benefits to the client:

- o FAST RESPONSE, INCLUDING 3-SHIFT CAPABILITY
- o EMERGENCY RESPONSE, 24-HOUR DUTY OFFICERS
- o CERTIFIED SAFETY OFFICER ON SITE FOR ALL HAZARDOUS SITUATIONS
- o SAFETY-TRAINED AND FULLY CERTIFIED CREWS
- o WE RUN OUR OWN EQUIPMENT AND PERSONNEL

PCE's clients include:

- o Pulp and Paper Industry
- o Oil and Chemical Companies
- o Metal Fabrication
- o Electric Power Production
- o U.S. Government
- o Truck and Rail Transportation Companies

SERVICES ARE AVAILABLE IN OREGON, WASHINGTON, IDAHO AND CALIFORNIA. Hazardous and toxic materials are collected and shipped to approved disposal sites.

FOR A QUOTATION OR "NO OBLIGATION" SITE INSPECTION, PLEASE CONTACT MR. LEE UHLAR, INDUSTRIAL SERVICES CONSULTANT.



PACIFIC COAST ENVIRONMENTAL INC.

A Full Line Of Environmental Services & Products

UNDERGROUND STORAGE TANK SERVICES

PACIFIC COAST ENVIRONMENTAL cleans a variety of underground storage tanks, particularly those containing diesel, gasoline, waste oils and other fuels such as PS-300 heavy fuel oil.

PCE owns and operates a fleet of vacuum trucks with experienced crews handling loads from a few hundred gallons to thousands of barrels, quickly, efficiently and safely.

PCE works directly with owners, consultants, and contractors to correct **LEAKING UNDERGROUND STORAGE TANKS (LUST)**. We pump fluids of all types, take samples for analysis, remove and dispose of all liquids, clean tanks to standards required by environmental agencies, and assist in environmental documentation.

PCE's customers include:

- o Chemical and Industrial Plants
- o Developers and Contractors
- o Public Agencies and School Districts
- o Commercial Fleet Operators
- o Oil Companies Service Station Operators

Working with PCE provides these benefits:

- o **WE HANDLE ANY MATERIAL**, including toxic or hazardous substances.
- o **FAST RESPONSE**, we own all our own vehicles and employ our own crews.
- o **SAFETY** conscious with a dedicated safety officer or crew chief on each job.
- o **FULLY PERMITTED**, licensed and insured by state and federal environmental authorities.
- o **STAND BY SERVICE** available during excavation and sampling.
- o **FULL CLEANING SERVICES** with waste fluid removal ("one-stop" cleaning and removal).
- o **COMPLETE ENVIRONMENTAL DOCUMENTATION** is available.
- o **RECYCLE** waste oil for the owner's benefit.

AVAILABLE EQUIPMENT includes 50, 70, 80, and 130 barrel (2,080 to 5,460 gallons) vacuum trucks, tank trailers, pressure washers, portable storage tanks and oil spill response gear.

SERVICES ARE AVAILABLE IN OREGON, WASHINGTON, IDAHO, AND NORTHERN CALIFORNIA.

FOR QUOTATIONS, CLIENT REFERENCES AND SITE INSPECTIONS, PLEASE CONTACT LEE UHLAR, COMMERCIAL AND INDUSTRIAL CLEANING CONSULTANT, AT THE NUMBERS LISTED BELOW.

Registrations/Licenses

U.S. Government

Internal Revenue Service	Federal I.D.	93-0976967
Interstate Commerce Commiss.	ICC Authority	MC-221824(C)
Department of Transportation	Private Carrier	US DOT 375643

State of Oregon

Secretary of State	Authority	12083580
Department of Revenue	State Tax	578530-4
Employment Division	Unemployment	401211
Construction Contractor Bd.	Contractor License	71112
Dept of Environmental Qual.	Hazardous Transporter	ORD987166352
Public Utility Comm.	Authority	35515
Public Utility Comm.	Intrastate Authority	MF5181
Public Utility Comm.	Hazardous Com. Permit	910R0307
City of Portland	City B & O Tax	390010

State of Washington

Secretary of State	Authority	601-105-598
Dept. of Labor & Industries	Contractor License	PACIFCE099NN
Dept. of Ecology	UST Service License	S001259

State of California

Secretary of State	Authority	1686814
Contractors License Board	Contractor License	647756

State of Hawaii

Department of Commerce	Authority	13417 F1
Department of Taxation	General Excise	10444396
Contractor's License Board	Contractor License	C-17083

Insurance

National Union	General Liability	GL 5424706
National Union	Automobile Liability	CA 5424707
Great American	Property	CPP2818853
SAIF Corporation	Wkms Comp/USL&H	481392

APPENDIX E
UST Registrations



Oregon Department of Environmental Quality

811 SW Sixth Avenue

Portland, Oregon 97204-1334

229-5559 and in Oregon 1-800-452-4011

PERMITTEE

Fred Devine
Fred Devine Diving & Salvage, Inc.
6211 North Ensign

Portland, OR 97217

UNDERGROUND STORAGE TANK PROGRAM
TEMPORARY PERMIT

FACILITY

Facility I.D. Number: 7447

FRED DEVINE DIVING & SALVAGE, INC.
6211 N. ENSIGN
PORTLAND, OR 97217

PERMIT NUMBER: CBHF

ISSUE DATE: 21-OCT-88

Tank I.D. Number: 1

Tank Contents:

GASOLINE

The Department of Environmental Quality issues this temporary permit with the understanding that the Permittee is to comply with the conditions on the reverse side of this temporary permit.

Fred Hansen
Director
Department of Environmental Quality



Oregon Department of Environmental Quality
811 SW Sixth Avenue
Portland, Oregon 97204-1334
229-5559 and in Oregon 1-800-452-4011

PERMITTEE

Fred Devine
Fred Devine Diving & Salvage, Inc.
6211 North Ensign

Portland, OR 97217

UNDERGROUND STORAGE TANK PROGRAM TEMPORARY PERMIT

FACILITY

Facility I.D. Number: 7447

FRED DEVINE DIVING & SALVAGE, INC.
6211 N. ENSIGN
PORTLAND, OR 97217

PERMIT NUMBER: CBHG

ISSUE DATE: 21-OCT-88

Tank I.D. Number: 2

Tank Contents:
GASOLINE

The Department of Environmental Quality issues this temporary permit with the understanding that the Permittee is to comply with the conditions on the reverse side of this temporary permit.

Fred Hansen
Director
Department of Environmental Quality



Oregon Department of Environmental Quality

811 SW Sixth Avenue

Portland, Oregon 97204-1334

229-5559 and in Oregon 1-800-452-4011

PERMITTEE

Fred Devine
Fred Devine Diving & Salvage, Inc.
6211 North Ensign

Portland, OR 97217

**UNDERGROUND STORAGE TANK PROGRAM
TEMPORARY PERMIT**

FACILITY

Facility I.D. Number: 7447

FRED DEVINE DIVING & SALVAGE, INC.
6211 N. ENSIGN
PORTLAND, OR 97217

PERMIT NUMBER: CBHH

ISSUE DATE: 21-OCT-88

Tank I.D. Number: 3

Tank Contents:
GASOLINE

The Department of Environmental Quality issues this temporary permit with the understanding that the Permittee is to comply with the conditions on the reverse side of this temporary permit.

Fred Hansen
Director
Department of Environmental Quality

APPENDIX F

CERCLIS Information

ENVIRONMENTAL CLEANUP SITE INFORMATION
SITE SUMMARY REPORT

July 15, 1992 02:02 pm

=====

SITE ID: 877 SITE NAME: Crosby & Overton CERCLIS NO: 980511463

ADDRESS: Building Nine - Swan Island, Portland, 97217

COMMENTS: I-5 to Portland, North Greeley Road (west) to Swan Island.

COUNTY: MULTNOMAH REGION: NWR STATUS: Active

PROPERTY: TWNSHP/RANGE/SECT: 1N,1E,17 TAX LOTS:

LATITUDE: 45 deg.34'10" LONGITUDE: 122 deg.43'15" SITE SIZE: 0 acres

SITE CONTACT: Ken Olson
General Supervisor
5420 North Lagoon Avenue
Portland, OR 97217
PHONE: (503) 283-1150

PROGRAM CONTACTS: RCRA,

FACILITIES: Hazardous waste contractor/transporter.

YEARS OF OPERATION: 1970 to 1980 SIC CODES: 4953,

RELEASE AREAS:

<u>TYPE</u>	<u>QTY</u>	<u>COMMENTS</u>
Above-ground storage tank	2	

COMMENTS: Two bulk above ground storage tanks (150,000 gallons each) located offsite.

CONTAMINATION INFORMATION:

Debbie Flood, EPA, made reference to a spill that occurred 6/84. (7/2/92 KDana) Spill occurred offsite at bilge oil storage tanks leased by Crosby & Overton from Time Oil Co. Cleanup is being performed as part of the Time Oil Co. site cleanup (see Time Oil Co. file, ECSI #170 for more information). Building Nine site is uncontaminated. Site Assessment recommends no further action at the Building Nine site.

SITE ID: 877 Crosby & Overton

SITE SUMMARY REPORT

ASSOCIATED PARTIES

<u>PARTY NAME AND ADDRESS</u>	<u>AFFILIATION</u>	<u>DATES OF AFFILIATION*</u>	<u>INFORMATION AS OF DATE</u>
Crosby & Overton Crosby & Overton 5420 North Lagoon Portland, OR 97217 (503) 283-1150 COMMENTS:	Operator	Current	02-JUL-92

* indicates approximate dates

<u>INFORMATION REVIEWED:</u>	
EPA CERCLA Preliminary Assessment	
Site Investigation	
Correspondence FROM owner and/or operator	

HAZARDOUS SUBSTANCES

<u>SUBSTANCE</u>	<u>RELEASE AREAS</u>	<u>COMMENTS</u>
PCB 1221 ()		Date released: At least one spill 12/83; possible past practice w/specific dat Quantity Released: unknown Effective Date of Data: 21-MAR-88

SUBSTANCE CONTAMINATION

<u>SUBSTANCE</u>	<u>MEDIA CONTAMINATED</u>	<u>CONCENTRATION LEVEL</u>	<u>CERT</u>	<u>EVIDENCE</u>	<u>OBSERV. DATE</u>
PCB 1221	Soil	59.7 ppm	U		

Certainty = (E)st. (C)ert. (U)ncert. (N)ot Assigned

INVESTIGATIVE AND REMEDIAL ACTIONS

SITE ID: 877 Crosby & Overton

SITE SUMMARY REPORT

<u>ACTION</u>	<u>START DATE</u>	<u>COMPL. DATE</u>	<u>RESP. STAFF</u>	<u>LEAD SECT.</u>
---------------	-----------------------	------------------------	------------------------	-----------------------

ADMINISTRATIVE ACTIONS

<u>ACTION</u>	<u>DATE</u>	<u>RESPONSIBLE STAFF</u>	<u>LEAD SECT.</u>	<u>COMMENTS</u>
Site added to database	25-APR-88	Marilyn Daniel	SAS	
Listing Review Completed	01-JUL-92	Kevin Dana	SAS	
No further state action required	02-JUL-92	Kevin Dana	SAS	

LAST UPDATED BY: OPSSDMC DATE: 02-JUL-92

(site_report.rpt)

ENVIRONMENTAL CLEANUP SITE INFORMATION
SITE SUMMARY REPORT

July 15, 1992 02:08 pm

=====

SITE ID: 271 SITE NAME: Port of Portland - Ship Repair Yard \ CERCLIS NO: 987172608

ADDRESS: Swan Island, Portland, 97217

COUNTY: MULTNOMAH REGION: NWR STATUS: Active

PROPERTY: TWNSHP/RANGE/SECT: 1N,1E,20,17,18 TAX LOTS: 114,92,76,133,118,28,110

LATITUDE: 0 deg.0'0" LONGITUDE: 0 deg.0'0" SITE SIZE: 172.3 acres

SITE CONTACT: Jack Sabin
Env Planner
Port of Portland
PO Box 3529
Portland, OR 97208
PHONE: (503) 231-5000

PROGRAM CONTACTS: WQ,

FACILITIES: Ship repair yard - dry dock

YEARS OF OPERATION: SIC CODES: 3731,

RELEASE AREAS: TYPE QTY COMMENTS

Other dry docks

HAZARDOUS SUBSTANCES/WASTE TYPES:

paint, heavy metal contaminated sands, tributyltin, oil

CONTAMINATION INFORMATION:

The Port operates the dry dock facility under an NPDES permit for treating and discharge in oily ballast water. It also operates under an NPDES permit for the dry dock operation and has been in violation for inadequately cleaning the dry dock prior to submerging. DEQ wants the Port to clean the drydocks of the sandblast material prior to submerging. The Port maintained in 1985 that this would reduce the Port's competitive edge. Analysis totals of sand blast materials shows that it contains high levels of copper, and zinc, and oil and grease. EP Tox tests on the sands show 3.3 ppm copper and 20.55 ppm zinc. there

SITE ID: 271 Port of Portland - Ship Repair Yard \ SITE SUMMARY REPORT

is no discussion of tributyltin in the files. Tributyltin has caused severe damage to shellfish populations and is being reviewed in ports around the country. On 11-14-87 an EPA inspector noted an oil slick on the surface of the Willamette originating from the drydock (50-100' long X 3-5' wide). DEQ issued an NOV on 1-19-88 for discharging oily wastes into public waters.

OTHER INFORMATION:

Surface waters of the Willamette River, sediments

ASSOCIATED PARTIES

<u>PARTY NAME AND ADDRESS</u>	<u>AFFILIATION</u>	<u>DATES OF AFFILIATION*</u>	<u>INFORMATION AS OF DATE</u>
Port of Portland Port of Portland PO Box 3529 Portland, OR 97208 (503) 231-5000 COMMENTS:	Legal Owner	Current	17-AUG-88

* indicates approximate dates

INFORMATION REVIEWED: Inspection reports

DATA SOURCES: Source File Program: DEQ WQ, Region: NW

HAZARDOUS SUBSTANCES

<u>SUBSTANCE</u>	<u>RELEASE AREAS</u>	<u>COMMENTS</u>
COPPER	Other dry docks	Date released: continuous practice; specific dates unknown. Quantity Released: unknown Data Source: Coffey Laboratories Inc. report 12-19-85 Effective Date of Data: 17-AUG-88
OIL		Date released: 11-14-87 Quantity Released: unknown Data Source: EPA inspector observation on day of release; DEQ NOV 1-19-88 Effective Date of Data: 17-AUG-88

SITE ID: 271 Port of Portland - Ship Repair Yard \

SITE SUMMARY REPORT

=====

ZINC	Other dry dock	Date released: continuous Quantity Released: unknown Data Source: Coffey Laboratories Inc. report 12-19-85 Effective Date of Data: 17-AUG-88
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SUBSTANCE CONTAMINATION

<u>SUBSTANCE</u>	<u>MEDIA CONTAMINATED</u>	<u>CONCENTRATION LEVEL</u>	<u>CERT</u>	<u>EVIDENCE</u>	<u>OBSERV. DATE</u>
COPPER	Other Comments: other =	2,477 ppm sandblasting sand	N	Undetermined	
OIL	Surface Water	See comment	N	Undetermined	
ZINC	Other Comments: other =	1,410 ppm sandblasting sand	N	Undetermined	

Certainty = (E)st. (C)ert. (U)ncert. (N)ot Assigned

MEDIA CONTAMINATION COMMENTS:

EPA inspectors noted oil slick on Willamette R. (11-14-87) originating from dry dock. Sand blast matrls. contain high levels of copper & zinc

MANNER OF RELEASE:

Paint stripping sands, dry paint released to river when drydocks are submerged.

TIME PERIOD OF RELEASE:

continuous practice; specific dates unknown.

STATUS OF INVESTIGATIVE OR REMEDIAL ACTION:

PA transmitted to owner/operator 2/1/91.

INVESTIGATIVE AND REMEDIAL ACTIONS

<u>ACTION</u>	<u>START DATE</u>	<u>COMPL. DATE</u>	<u>RESP. STAFF</u>	<u>LEAD SECT.</u>
---------------	-----------------------	------------------------	------------------------	-----------------------

SITE ID: 271 Port of Portland - Ship Repair Yard \

SITE SUMMARY REPORT
=====

Basic Preliminary Assessment 20-FEB-90 31-JAN-91 Michael Zollitsch SAS

PA TYPE: Federal

PA Priority for Further Action:

COMMENTS: Recommend NFA for state program.

ADMINISTRATIVE ACTIONS

<u>ACTION</u>	<u>DATE</u>	<u>RESPONSIBLE STAFF</u>	<u>LEAD SECT.</u>	<u>COMMENTS</u>
Site added to database	17-AUG-88	Marilyn Daniel	SAS	

LAST UPDATED BY: OPS\$DMC DATE: 24-APR-92

(site_report.rpt)

DATE: June 6, 1984

TO: John Osborn, ESD

FROM: Dave Buecker, RPM

SUBJ: Preliminary Assessment

Mocks Bottom

City of Portland

Portland OR

REF: TDD R10-8404-09 A

Site Description: Small landfill used by City of Portland.

Concrete pieces, soil, sod.

Waste History: Site used as landfill for street demolition wastes.

No reported hazardous wastes.

Assessment Priority: None Reason: BRC:A1- Site is reportedly used to dispose of concrete pieces, sod, and soil by the City of Portland.

There are no reports of hazardous wastes disposed of there.

Areas of Possible Concern: None

Information Sources: EPA and Oregon DEQ files.



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 1 - SITE INFORMATION AND ASSESSMENT

I. IDENTIFICATION

01 STATE: SITE NUMBER
OR RD 980723746

II. SITE NAME AND LOCATION

01 SITE NAME (Legal, common, or descriptive name of site) Mocks Bottom		02 STREET, ROUTE NO., OR SPECIFIC LOCATION IDENTIFIER North of Swan Island			
03 CITY Portland	04 STATE OR	05 ZIP CODE 97203	06 COUNTY Multnomah	07 COUNTY CODE 051	08 CONG DIST 03
09 COORDINATES LATITUDE 45 34 20.0		LONGITUDE 122 42 30.0		Sec 17 T 01N R 01E	
10 DIRECTIONS TO SITE (Starting from nearest public road) See street address and attached map.					

III. RESPONSIBLE PARTIES

01 OWNER (If known) City of Portland		02 STREET (Business, mailing, residential)			
03 CITY Portland	04 STATE OR	05 ZIP CODE	06 TELEPHONE NUMBER ()		
07 OPERATOR (If known and different from owner)		08 STREET (Business, mailing, residential)			
09 CITY	10 STATE	11 ZIP CODE	12 TELEPHONE NUMBER ()		
13 TYPE OF OWNERSHIP (Check one) <input type="checkbox"/> A. PRIVATE <input type="checkbox"/> B. FEDERAL: (Agency name) <input type="checkbox"/> C. STATE <input type="checkbox"/> D. COUNTY <input checked="" type="checkbox"/> E. MUNICIPAL <input type="checkbox"/> F. OTHER: (Specify) <input type="checkbox"/> G. UNKNOWN					

14 OWNER/OPERATOR NOTIFICATION ON FILE (Check all that apply)
☐ A. RCRA 3001 DATE RECEIVED: / / ☐ B. UNCONTROLLED WASTE SITE (RCRA 103 ci) DATE RECEIVED: / / ☒ C. NONE

IV. CHARACTERIZATION OF POTENTIAL HAZARD

01 ON SITE INSPECTION <input checked="" type="checkbox"/> YES DATE / / <input checked="" type="checkbox"/> NO		BY (Check all that apply) <input type="checkbox"/> A. EPA <input type="checkbox"/> B. EPA CONTRACTOR <input type="checkbox"/> C. STATE <input type="checkbox"/> D. OTHER CONTRACTOR <input type="checkbox"/> E. LOCAL HEALTH OFFICIAL <input type="checkbox"/> F. OTHER: (Specify) CONTRACTOR NAME(S):			
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02 SITE STATUS (Check one) <input type="checkbox"/> A. ACTIVE <input type="checkbox"/> B. INACTIVE <input checked="" type="checkbox"/> C. UNKNOWN	03 YEARS OF OPERATION BEGINNING YEAR / ENDING YEAR <input type="checkbox"/> UNKNOWN
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04 DESCRIPTION OF SUBSTANCES POSSIBLY PRESENT, KNOWN, OR ALLEGED

Broken concrete, soil, sod.

05 DESCRIPTION OF POTENTIAL HAZARD TO ENVIRONMENT AND/OR POPULATION

None apparent

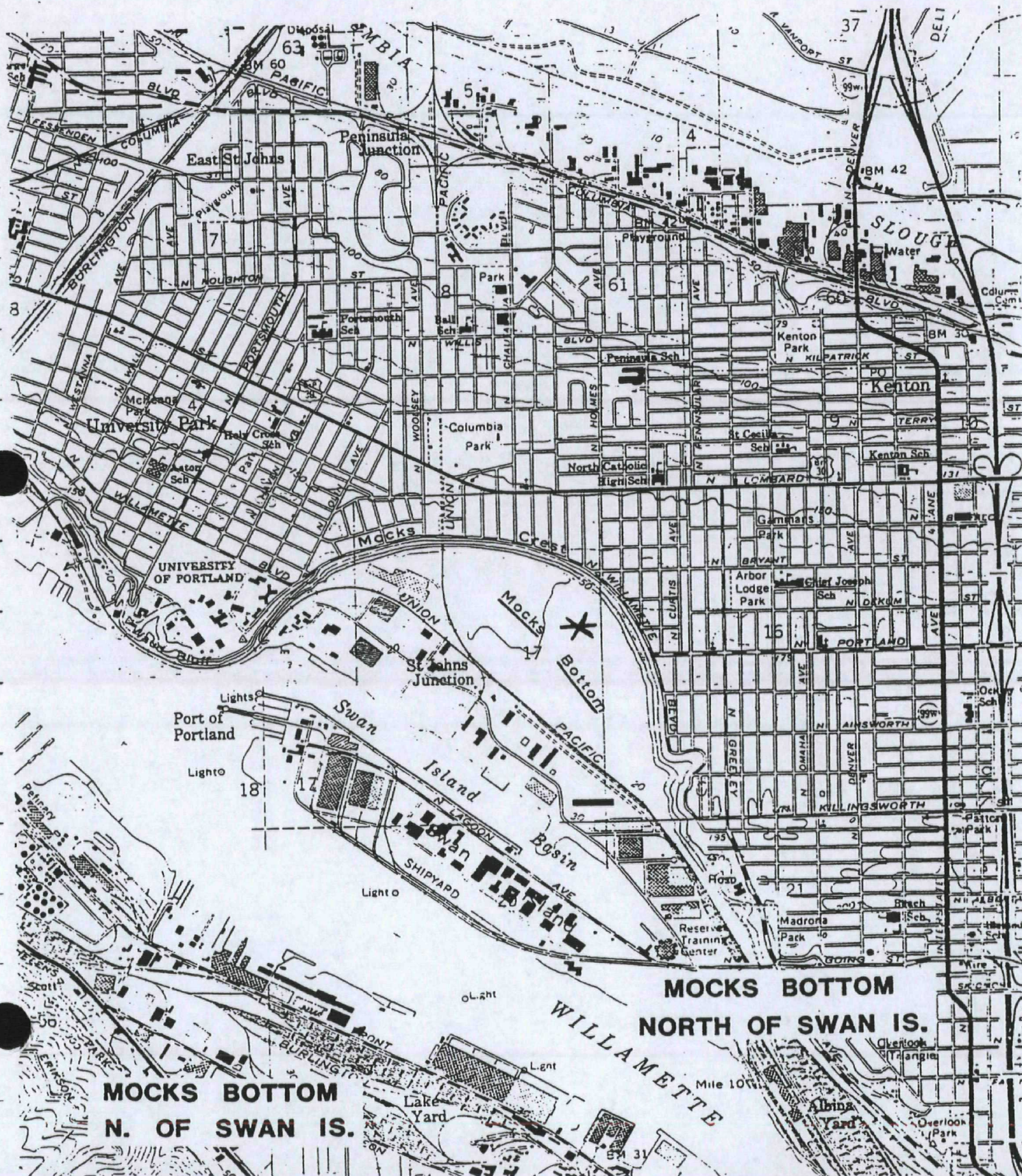
V. PRIORITY ASSESSMENT

01 PRIORITY FOR INSPECTION (Check one if high or medium is checked, complete Part 2 - Waste Information and Part 3 - Description of Hazardous Conditions and Incidents)
☐ A. HIGH (Inspection required immediately) ☐ B. MEDIUM (Inspection required) ☐ C. LOW (Inspect on time available basis) ☒ D. NONE (No further action needed, determine current inspection time)

VI. INFORMATION AVAILABLE FROM

01 CONTACT Debbie Flood	02 OF (Agency/Organization) Environmental Protection Agency		03 TELEPHONE NUMBER (206) 442-2722	
04 PERSON RESPONSIBLE FOR ASSESSMENT Christopher M. Nadler	05 AGENCY EPA/FIT	06 ORGANIZATION EEI	07 TELEPHONE NUMBER 206 1624-9537	08 DATE 6 / 6 / 84 MONTH DAY YEAR

U.S.G.S. Topography
15' QUAD
Portland, OR - WA



SITE SURVEY PHOTOGRAPHS



1. LOOKING WEST THROUGH THE SITE FROM N. ENSIGN STREET.



2. LOOKING NORTHWEST PAST THE WAREHOUSE FROM NEAR THE OFFICE BUILDING.



3. THE METAL WAREHOUSE/SHOP AS SEEN FROM THE DOCK. PCE'S AREA IS INSIDE THE SECOND DOOR FROM THE LEFT.



4. THE FRED DEVINE OFFICE BUILDING SEEN FROM THE DOCK.



5. LOOKING FROM THE SITE DOWNSTREAM ACROSS THE DOCK. THE SHIPS AT THE LEFT ARE TIED UP AT THE PORTLAND SHIP REPAIR YARD. THE UNIVERSITY OF PORTLAND IS ON THE BLUFF AT THE RIGHT.



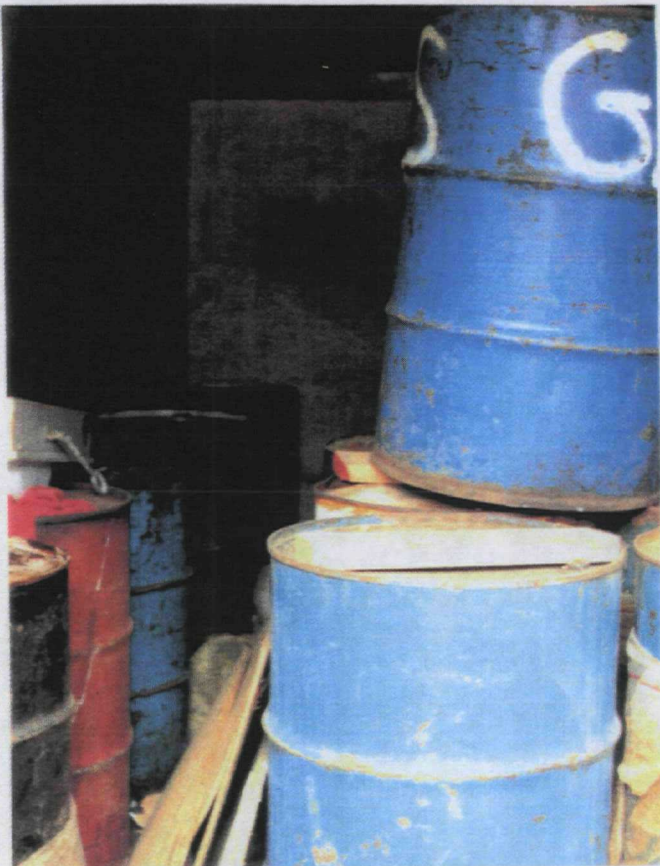
**6. A TRANSFORMER LOCATED
BEHIND THE WAREHOUSE/SHOP
NEXT TO UPS PROPERTY.**



**7. A TRANSFORMER NEXT TO
LIFEFLIGHT PROPERTY LOCATED
SOUTHWEST OF THE OFFICE
BUILDING.**



**8. A PORTION OF THE OLD
SHIPYARD ASPHALT PARKING
LOT ON THE LIFEFLIGHT
PROPERTY.**



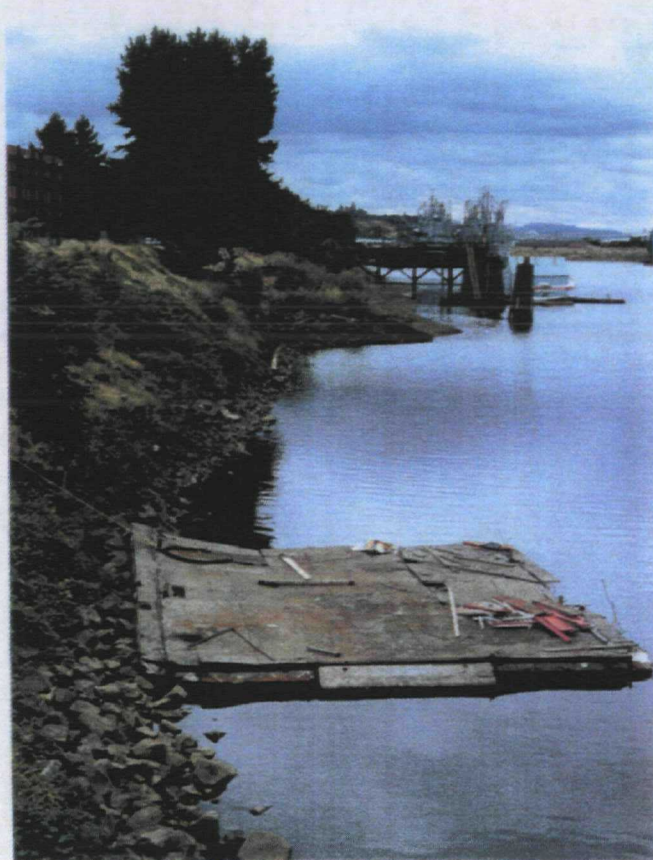
9. EMPTY 55-GALLON DRUMS ARE STORED INSIDE A PORTABLE METAL CONTAINER TO KEEP THEM OUT OF THE RAIN.



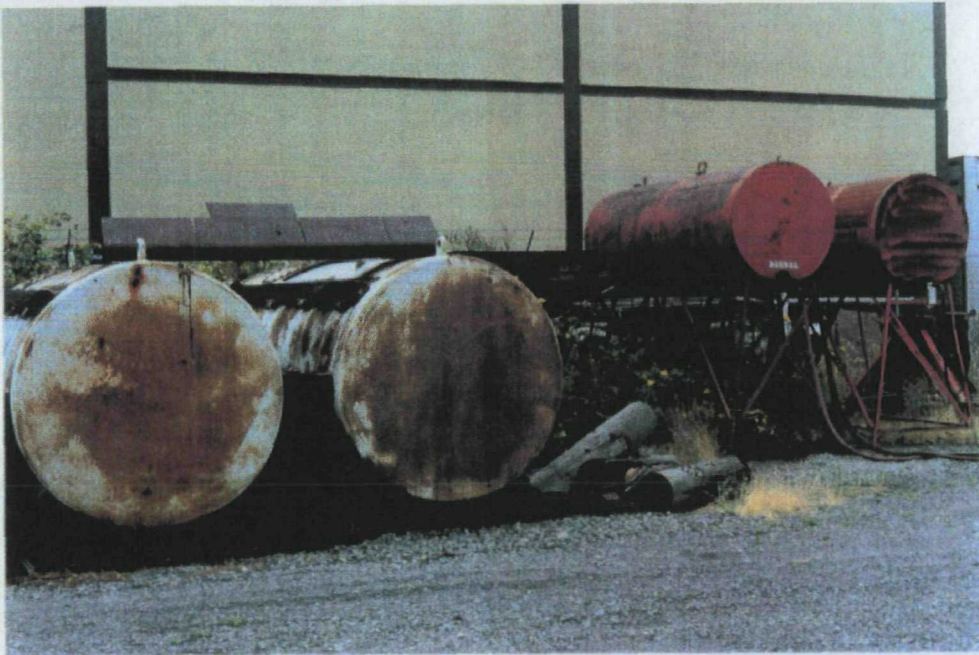
10. THE UNDERGROUND STORAGE TANKS ARE UNDER THE CONCRETE PAD IN THE FOREGROUND.



11. LOOKING SOUTHEAST UP THE SWAN ISLAND BASIN FROM THE FRED DEVINE DOCK.



12. LOOKING SOUTHEAST ALONG THE SWAN ISLAND BASIN SHORELINE. FRED DEVINE PROPERTY IS ON THE LEFT.



13. THE RED TANKS ON THE LEFT ARE USED BY FRED DEVINE FOR DIESEL FUEL STORAGE. THE WHITE TANKS ON THE LEFT ARE ACTUALLY LARGE STEEL FLOATS.



14. THE DRUMS AND TANKS IN THE CENTER BELONG TO PCE. SOME ARE USED AS TEMPORARY OVERNIGHT STORAGE FOR WASTE PETROLEUM PRODUCTS AND TANK CLEANING WASHWATER.



15. THIS TRAILER IS SOMETIMES USED BY PCE FOR EMPTY DRUM STORAGE.

AERIAL PHOTOGRAPH - 1936



AERIAL PHOTOGRAPH - 1936

NOT TO SCALE

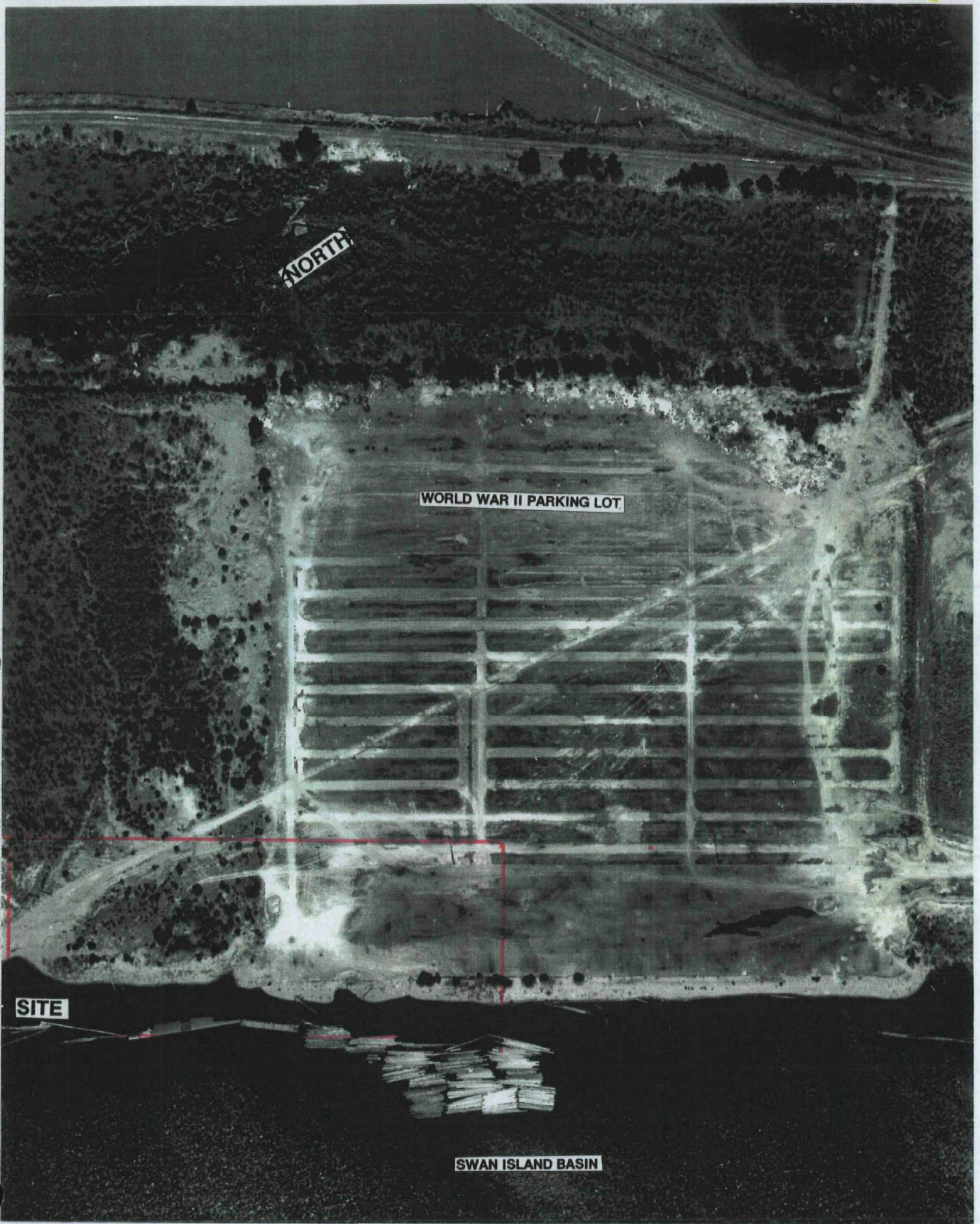
AERIAL PHOTOGRAPH - 1942



AERIAL PHOTOGRAPH - 1942

NOT TO SCALE

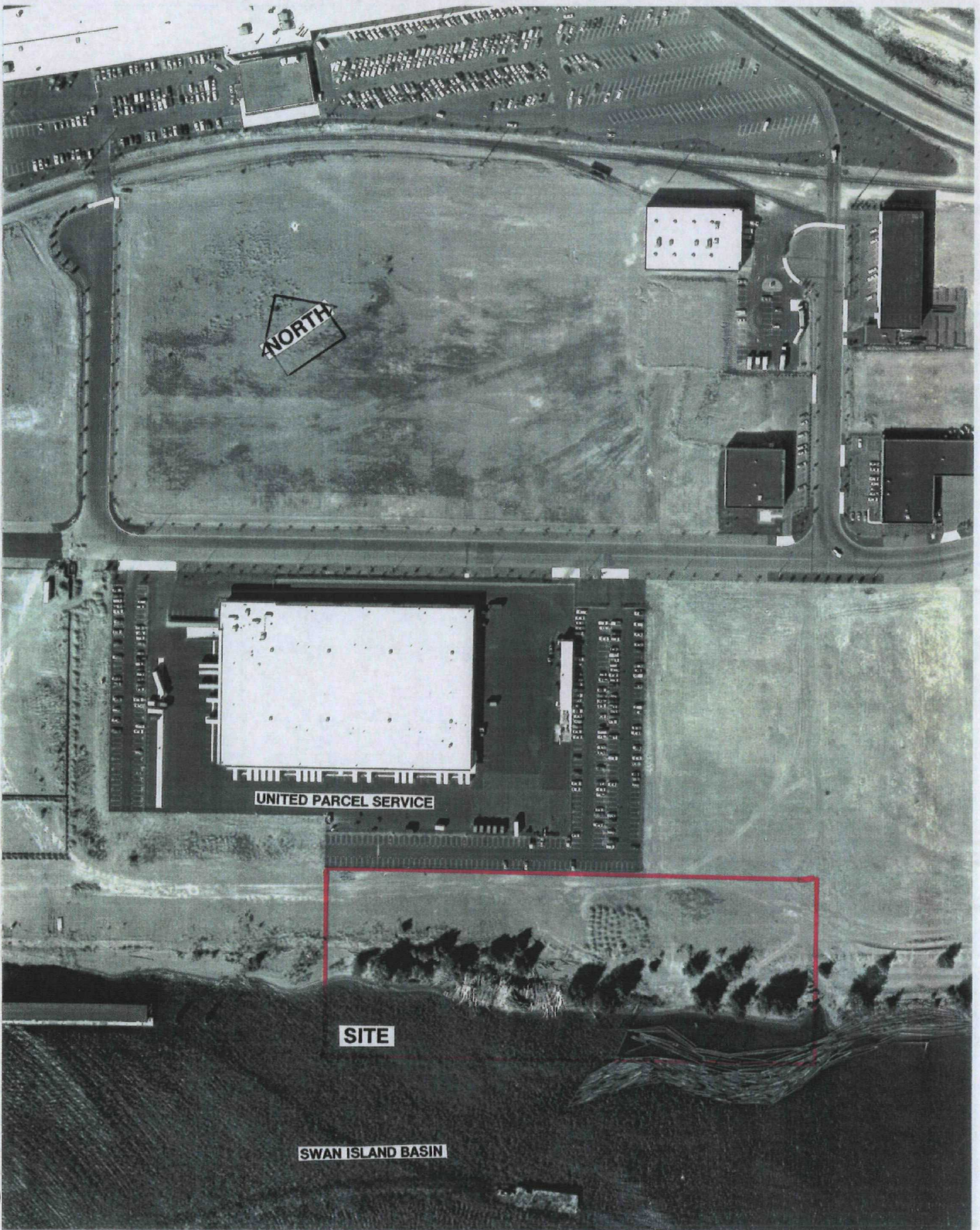
AERIAL PHOTOGRAPH - 1957



AERIAL PHOTOGRAPH - 1957

NOT TO SCALE

AERIAL PHOTOGRAPH - 1972



AERIAL PHOTOGRAPH - 1972

NOT TO SCALE



AERIAL PHOTOGRAPH - 1986

NOT TO SCALE